

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit

WSUP23-0019

(Equisol Ranch)

September 7, 2023

11420 Fir Dr

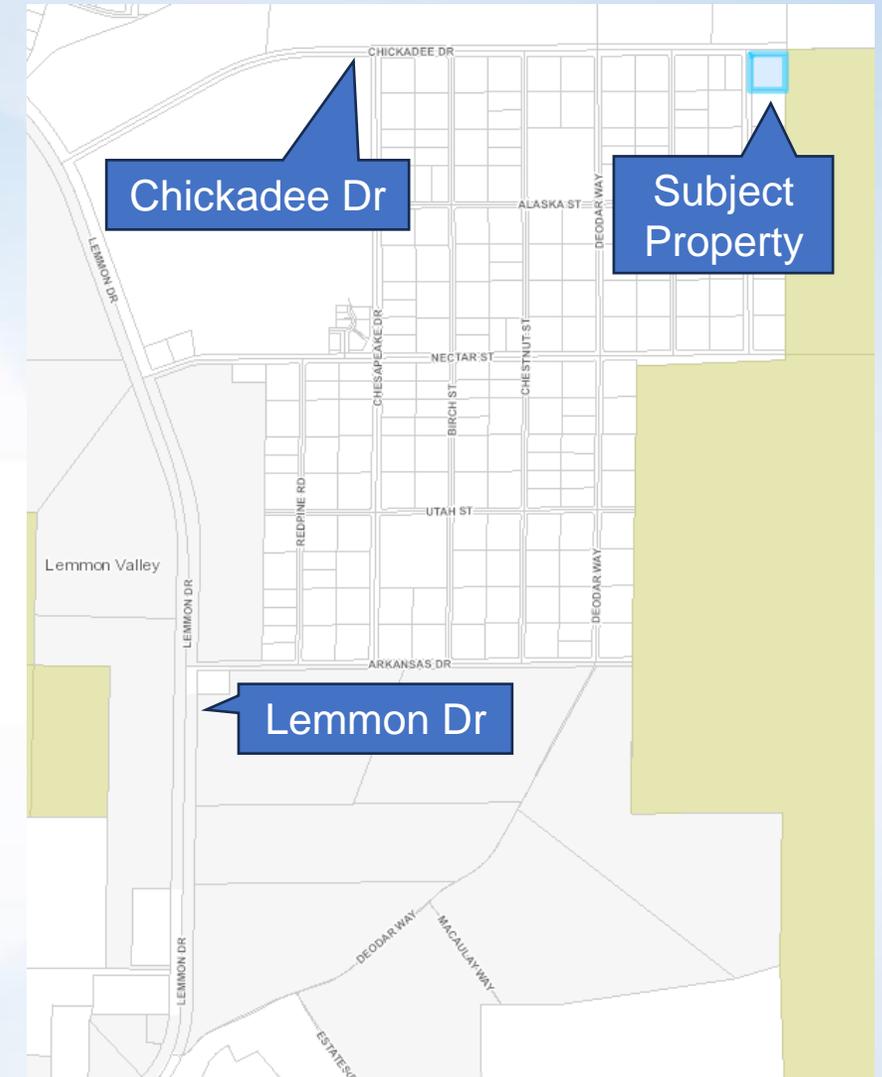
APN 080-277-04



Vicinity Map



- North Valleys Area Plan
- Low Density Suburban (LDS)
- Similar parcels to the west and south, public lands to the east and north



- Commercial stables use type for a therapeutic riding facility
- Maximum 10 horses
- Maximum 60 participants per week
- Requests to vary certain landscaping and parking requirements

Analysis



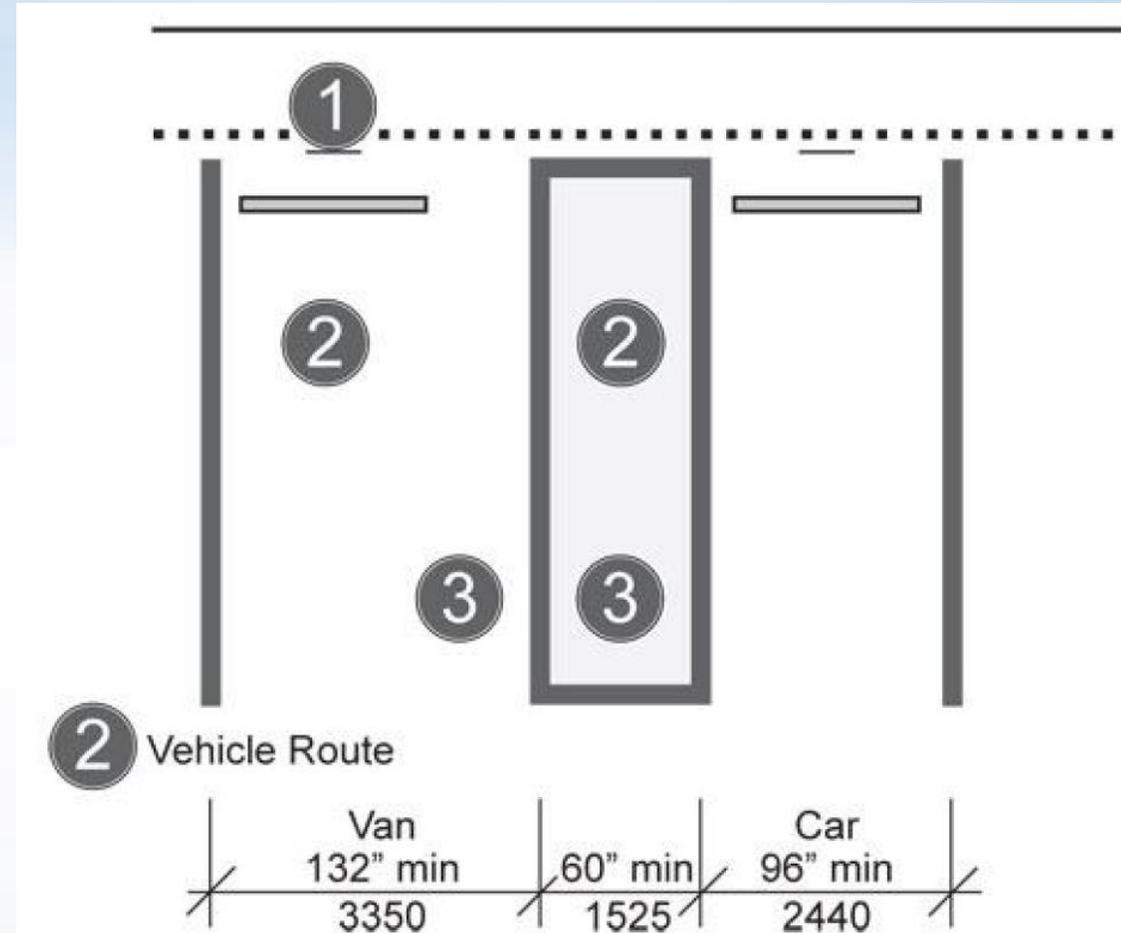
- Parcel flat, no development constraints
- Contains an existing single-family dwelling
- Operating hours Tuesday-Saturday, 7 am – 7 pm
- Condition 4.a(iii) to develop manure management plan with Northern Nevada Public Health
- Minimal traffic impacts



Request to Vary WCC 110.410.15(c)3



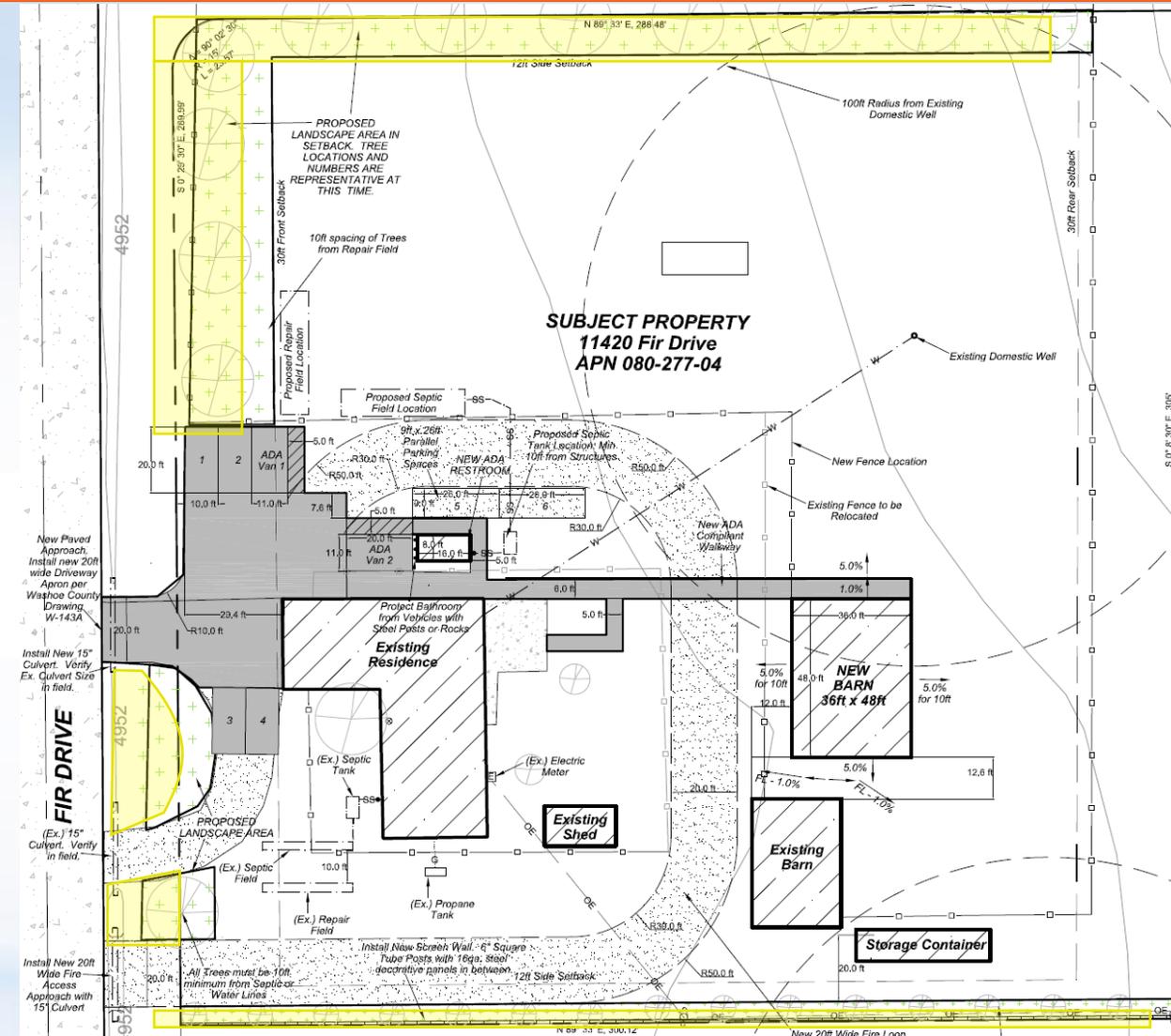
- WCC requires ADA van accessible space to be 8' wide with an 8' wide access aisle (total width 16')
- Applicant proposing 11' wide parking space and 5' wide access aisle (total width 16'), in alignment with current federal ADA recommendations
- Staff proposes condition 1.j to allow modification, with proof of compliance with current federal ADA standards



Request to Vary WCC 110.412.60(g)5



- Request to allow for a total of 27 trees and 81 shrubs over 11,155 sf of landscaped area
 - Equivalent of 3 shrubs per tree and 10 less tree-shrub groupings than is required per square footage
- Staff does not support request; landscaping provides important shielding to surrounding roads and residential properties
- Condition 1.h memorializes code requirement of 1 tree and 6 shrubs per 300 sf

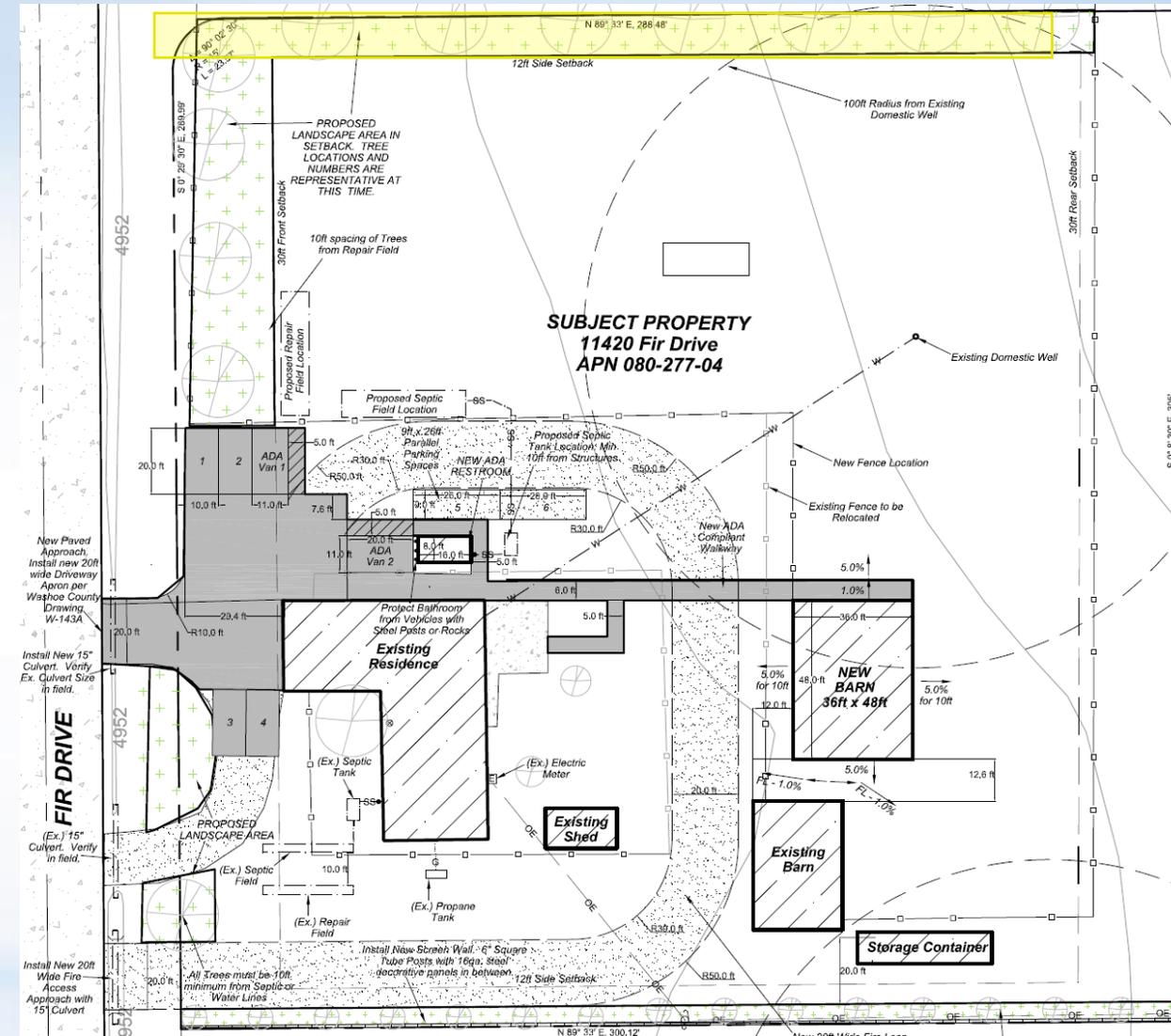


Request to Vary WCC 110.412.40(b)



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- Request to reduce 30' buffer along northern property line to 12'
- WCC requires buffer width of setback along all roads
- 1 tree per 50 feet in buffer will provide denser landscaping than required by WCC planting standards
- Subject treet frontage past all entrances to neighborhood; less trafficked
- Staff proposes condition 1.i to allow for reduction



Reviewing Agencies



Sent to 20 agencies for review

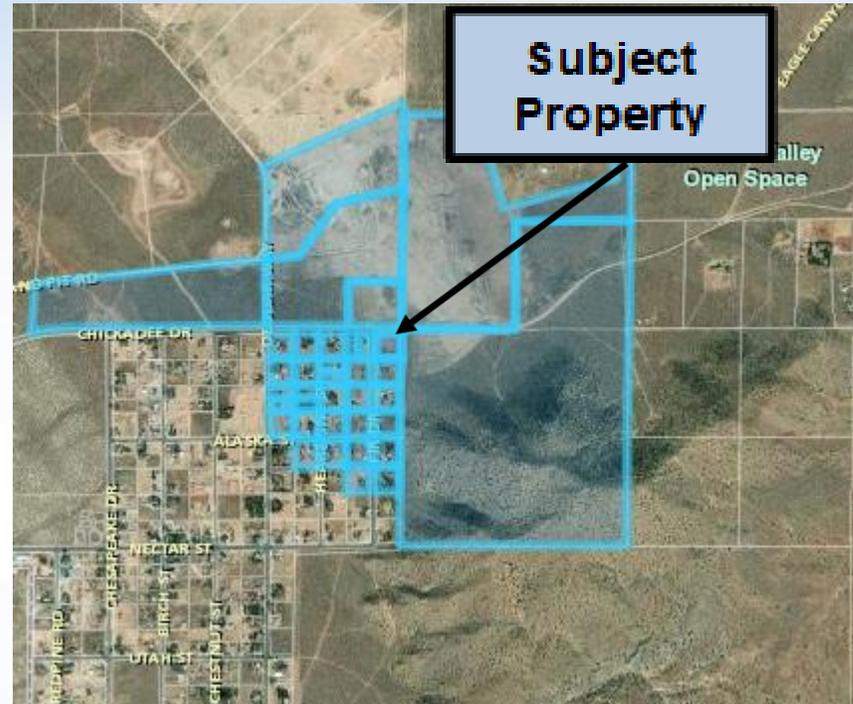
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Eagle Lake Field Office	X			
BLM - NV State Office	X			
NDOW (Wildlife)	X	X		Katie Andrlle, kmandrle@ndow.org
NV Water Resources	X	X		Steve Shell, sshell@water.nv.gov
Washoe County Animal Services	X	X		Tammy Wines-Jennings; twines-jennings@washoecounty.gov
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
WCHD Special Events	X			
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Airport Authority	X			
Truckee Meadows Water Authority	X			

Public Notice



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Notice sent to 34
unique property
owners within
1,330 ft



Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0019 for Alexandra Whittey, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code standard in WCC 110.412.40(c)1 to allow a 5' wide landscaping buffer along the southern property line along the fire loop road as shown in the site plan, to vary the development code standards in WCC 110.412.40(b) to allow a 12' wide landscaping buffer along the northern property line, and to vary WCC 110.410.15(c)3 to allow a 5' wide ADA van space access aisle.

Thank you

Presented by Chris Bronczyk, Senior Planner

Kat Oakley, Planner

Washoe County CSD – Planning Division

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775-328-3628



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